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BUILDING APPROVALS, AUGUST, 1957.

The number of new dwellings approved in August, 1957, was 801. This total was approximately the same as the monthly average for the year 1956, and was 9 per cent. higher than the average for the first seven months of 1957. The estimated cost of dwellings approved during August, 1957, £2,094,300, was £356,800 higher than the corresponding amount for August, 1956, and the number of approvals was 81 higher. Additions and alterations to dwellings, valued at £213,900, although about up to normal, were 7 per cent. lower than the amount recorded in August, 1956.

Approvals of new buildings other than dwellings were valued at £1,100,900, or 6 per cent. below the total for August, 1956, and 30 per cent. lower than the figure recorded for July, 1957. Additions and alterations to buildings other than dwellings, costing £184,100, were 16 per cent. below the average for the year 1956, but were 24 per cent. higher than the average for the first seven months of 1957.

The following table gives particulars of building operations approved in Queensland during the month of August, 1957.

Building Approvals, Queensland, August, 1957.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Local Authority.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions, &c.		New.		Additions, &c.		
	No.	£	No.	£	No.	£	No.	£	£
<u>Metropolitan-</u>									
City of Brisbane ..	344	1,003,013	232	79,726	43	302,835	62	75,482	1,461,056
<u>South-Eastern-</u>									
City of Bundaberg	19	39,064	25	5,257	3	13,282	6	2,525	60,128
Gympie ..	7	12,574	4	800	-	-	3	1,895	15,269
Ipswich ..	44	97,563	10	2,970	7	304,857	6	8,915	414,305
Maryborough	9	27,100	10	2,630	3	3,200	7	9,620	42,550
Town of Redcliffe ..	22	44,875	21	10,958	12	5,990	7	6,456	68,279
South Coast	72	199,721	23	15,822	18	36,980	13	30,943	283,466
Shires	72	120,722	43	13,090	18	63,799	14	7,840	205,451
<u>Total</u>	245	541,619	136	51,527	61	428,108	56	68,194	1,089,448
<u>Toowoomba & S. West-</u>									
City of Toowoomba ..	22	74,095	53	7,846	10	102,950	3	1,450	186,341
Warwick ..	3	6,950	5	900	-	-	1	420	8,270
Town of Charleville	-	-	-	-	-	-	-	-	-
Dalby ..	1	2,600	5	1,330	2	6,000	4	703	10,633
Goondiwindi	-	-	-	-	-	-	-	-	-
Roma ..	2	7,168	2	2,650	-	-	-	-	9,818
Shires	25	56,961	21	17,922	12	52,540	16	10,843	138,266
<u>Total</u>	53	147,774	86	30,648	24	161,490	24	13,416	353,328
<u>Central and Mackay-</u>									
City of Mackay ..	10	24,297	8	1,550	1	12,500	7	6,700	45,047
Rockhampton	22	59,283	24	8,750	3	11,000	9	10,126	89,159
Town of Gladstone ..	9	15,590	-	-	-	-	-	-	15,590
Shires	11	20,113	13	5,624	5	3,835	4	990	30,562
<u>Total</u>	52	119,283	45	15,924	9	27,335	20	17,816	180,358
<u>Northern-</u>									
City of Cairns ..	13	38,477	27	7,984	6	45,500	3	1,730	93,691
Charters Trs.	-	-	4	1,161	-	-	1	375	1,536
Townsville	37	96,635	24	4,430	3	17,800	6	3,533	122,398
Town of Bowen ..	2	8,000	-	-	-	-	-	-	8,000
Hughenden ..	-	-	-	-	-	-	-	-	-
Thursday Is.	-	-	-	-	-	-	-	-	-
Shires	55	139,490	47	22,475	29	117,805	7	3,550	283,320
<u>Total</u>	107	282,602	102	36,050	38	181,105	17	9,188	508,945
<u>Total State</u> ..	801	2,094,291	601	213,875	175	1,100,873	179	184,096	3,593,135

Approvals during August, 1957, included 344 dwellings for Brisbane, or 43 per cent. of the State total. The Brisbane total was 32 per cent. above the corresponding figure for August, 1956. In the rest of the State, the greatest numbers of approvals were issued in Town of South Coast (72), Ipswich (44), Townsville (37), and Redcliffe, Toowoomba, and Rockhampton (22 each).

Approvals for all work on buildings other than dwellings during August, 1957, were valued at £1,284,900, of which the total for Brisbane (£378,300), accounting for 29 per cent., was lower than usual. High figures were recorded in the Local Authority Areas of Ipswich (£313,800), Toowoomba (£104,400), South Coast (£67,900), Hinchinbrook (£48,000), and Cairns (£47,200). The very high figure for Ipswich included over £200,000 for a social service institution.

The next table shows monthly totals for the whole State from August, 1956, to August, 1957.

Building Approvals, Queensland.

(Including Queensland Housing Commission, but excluding Other Governmental Operations.)

Month.	Dwellings.				Other Buildings.				All Operations.
	New.		Additions and Alterations.		New.		Additions and Alterations.		
	No.	£	No.	£	No.	£	No.	£	£
<u>1956.</u>									
August	720	1,737,492	831	230,294	210	1,175,103	207	214,249	3,357,138
September	728	1,694,585	756	252,458	173	1,148,063	199	224,305	3,319,411
October	874	2,092,620	802	253,970	216	1,848,407	211	254,908	4,449,905
November	938	2,332,919	786	226,888	201	1,138,600	199	219,557	3,908,964
December	979	2,909,755	617	154,686	183	811,487	118	129,759	4,005,687
<u>1957.</u>									
January	598	1,481,835	590	154,042	152	777,516	152	154,938	2,568,331
February	596	1,497,893	652	178,294	224	1,214,004	160	113,057	3,003,248
March ..	642	1,564,988	674	209,352	153	493,237	187	158,747	2,427,324
April ..	744	1,826,797	714	211,156	210	1,630,356	175	147,013	3,815,322
May ..	971	2,521,609	629	235,234	167	987,347	153	180,422	3,924,612
June ..	743	1,869,131	725	268,864	214	1,258,407	136	121,435	3,517,837
July ..	836	2,101,406	787	251,566	245	1,565,691	162	163,238	4,081,901
August	801	2,094,291	601	213,875	175	1,100,873	179	184,096	3,593,135

Of the total value of all approvals issued during August, 1957 (£3,593,100), work on dwellings represented 64.3 per cent. (new dwellings 58.3 per cent., and additions and alterations 6.0 per cent.), while work on buildings other than dwellings was 35.7 per cent.

The average estimated costs per dwelling approved in August, 1957, were Brisbane, £2,916; other Cities and Towns, £2,565; and all Shires, £2,069. The averages for the eight months ended August, 1957, were Brisbane, £2,792; other Cities and Towns, £2,414; and all Shires, £2,225. These averages were higher than the corresponding averages for the eight months ended 31st August, 1956, by 6.0, 5.9, and 11.1 per cent. respectively. The increases in these averages reflect not only rising building costs but also any changes in average housing standards including the proportions of houses of different floor areas and of different materials of construction.

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BRISBANE.

6th November, 1957.